

\*VG-346-2025-20250011\*

Gillespie County  
**LINDSEY BROWN**  
Gillespie County Clerk

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**Instrument Number:** 20250011

**Recorded On:** August 11, 2025 01:28 PM

**Number of Pages:** 2

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**" Examined and Charged as Follows: "**

**Total Recording:** \$3.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

**Document Number:** 20250011  
**Receipt Number:** 20250811000035  
**Recorded Date/Time:** August 11, 2025 01:28 PM  
**User:** Josh C  
**Station:** DELLGVKBHQ2

**Record and Return To:**

FORECLOSURE SERVICES



**STATE OF TEXAS**

**Gillespie County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Gillespie County, Texas**

LINDSEY BROWN  
Gillespie County Clerk  
Gillespie County, TX

*Lindsey Brown*

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 1st day of May, 2024, TVT Holdings, LLC (the "Grantor"), executed a Deed of Trust conveying to Scott R. Valby, Trustee, the Property hereinafter described, to secure Larry the Lender, LLC, in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Gillespie County, Texas; and

WHEREAS, Larry the Lender, LLC is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of September, 2025, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash at the Gillespie County Courthouse, where the Commissioners Court has designated such sales to take place. The building is located at 101 West Main Street, Fredericksburg, Texas 78624.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

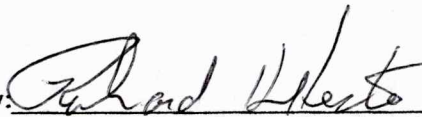
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the send of this notice immediately.**

Said Property is described as follows:

1. BEING TOWNLOT NO. 127-A, A RESUBDIVISION OF PARTS OF ORIGINAL TOWNLOTS 127 AND 128, IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 118 OF THE PLAT REORDS OF GILLESPIE COUNTY, TEXAS.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.


Witness my hand this the \_\_\_\_ day of August, 2025.

ADDRESS OF SUBSTITUTE TRUSTEE:  
Foreclosure Services, LLC  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

By:   
Richard H. Hester, Substitute Trustee

Return to:  
Larry the Lender, LLC  
5000 Locust  
Bellaire, Texas 77401

POSTED  
@  
1:25 PM

FILED  
LINDSEY BROWN  
COUNTY CLERK-Gillespie Co., Texas  
By:   
Deputy

[AUG 11 2025]